



दिनांक :

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDERS:

1. Mr. Kailas Bharatbhai Adroja
 2. Mr. Bharatbhai Karasnbhai Adroja
 3. Mrs. Vijaya Jayantibhai Patel
- All R/o. Kamathwade, Nashik.

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Non Agricultural plot property bearing Plot No.29+30+31+32 ,area adm.682.95 Sq.Mtrs. out of Survey No.234/1/1+2A/2/2 in the revenue vil-lage Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with all the rights of assessment access, ways, common roads, etc.

3] DOCUMENTS PRODUCED BEFORE ME FOR
ISSUING TITLE REPORT:

- a. 7/12 Extracts.
- b. Mutation entries (6-D Entries).
- c. Copy of registered Sale Deed.
- d. Other Relevant Documents.

4] OBSERVATIONS AND FINDINGS: On the request of Mr.M.B. Wankhede on behalf of Mr. Kailas Bharatbhai Adroja & other, I have inves-tigated the title of above mentioned properties. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr.M.B.Wankhede and my ob-servations and findings are as under.

1. The above mentioned Survey No.234/1/1+2A/2/2 is the part of original Survey No.234/1/1 & 234/2 .The 7/12 extracts of the year 1984

10. M.E.No.77483,dtd.29/11/2011 shows that, one of the common owner Rajni Prabhakar Dixit died on 17/1/2004 leaving behind two sons namely Murlidhar and Harish and two daughters namely Suman Krushnarav Kulkarni and Bharti Kiran Kale.

11. M.E.No.77484,dtd.29/11/2011 shows that, Suman Krishnnav Kulkarni and Bharti Kiran Kale released their rights in favour of 1.Murlidhar Prabhakar Dixit,2.Harish Prabhakar Dixit by way of Release Deed and said Release Deed is registered at the office of Sub Registrar Nashik at sr.no.3237 on dtd.12/4/2004 hence the names of Suman Krishnnav Kulkarni and Bharti Kiran Kale were deleted from record of rights.

12. M.E.No.82665,dtd.11/05/2012 shows that, Sandip Padmakar Joshi and others filed a Civil Suit against Murlidhar Prabhakar Joshi and others for the partition of S.No.234/1/1 & 234/2 and other properties in the court of Civil Judge Senior Division Nashik which numbered as Sp.C.S.No.266/2012 and gave Notice of Lease Pendency and said Notice is registered at the office of Sub Registrar Nashik. Accordingly the remark of Sp.C.S.No.266/2012 has been taken to other right column of 7/12 extract.



13. M.E.No.86455,dtd.10/10/2012 shows that, Murlidhar Prabhakar Dixit and others prepared a layout of excess land of S.No.234/1/1+2A/2 with previous sanction of T.D.S. Scheme and further its Corrigendum order of Additional Collector and Competent Authority U.L.C. Nashik vide order no.Na.Ja.Ka.Ma./Ta.Va.Da.Yo.Durusti/Adesh/828/2007,dtd.22/9/2007 and said lay out is approved by Nashik Municipal Corporation Nashik vide letter No.Nagarrachna Vibhag/Antim/Panchvati/Antim/C-1/31, dtd.29/05/2012 and property also duly converted into Non Agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/4/Bi.She.Pra.Kra./380/2011, dtd.24/1/2012. Accordingly 7/12 extract were separated and S.No.234/1/1+2A/2/2 given to said lay out.

14. M.E.No.89626, dtd.24/06/2013 shows that, Plot No.29 to 32 out of said S.No.234/1/1+2A/2 were purchased by present owner Kailas Bharatbhai Adroja and others from Murlidhar Prabhakar Dixit and others through G.P.A. Holder and for himself Subhash Govind Saykhedkar for the total consideration of Rs.38,85,500/- by way of Sale Deed and same Sale



दिनांक :

{ 5 }

deed is registered at the office of Sub-Registrar Nashik-5 at Sr.No.7615, dtd.19/06/2013.

15. M.E.No.90145 ,dtd.07/08/2013 ,shows that, as per order of Sub Divisional officer Nashik vide order no.RTS/Appeal/249/2013 ,dtd.24/06/2013 the remark of Status Quo was muted to record of rights for the effect of M.E.no.86455.

16. M.E.No.92638,dtd.06/03/2014 Shows, the remark of Status Quo has been deleted from record of rights by order of Sub Divisional officer Nashik vide order dtd.17/2/2014.

17. M.E.No.97473,dtd.27/05/2015 Shows, as per the order of the court of Civil Judge Senior Division Nashik, the Sp.C.S.No.266/2012 has quashed hence the remark of said suit has been deleted from record of rights.

18. M.E.No.98509,dtd.21/08/2015 Shows that, Kailas Bharatbhai Adroja & other owner amalgamated said plot no.29 to 32 and Nashik Municipal Corporation sanctioned said amalgamation vide order no.C-1/245/1204/15,dtd.12/8/2015 thus said plots are became a single plot numbered as 29+30+31+32, total area adm.682.92 sq.mtrs.

19. M.E.No.99472,dtd.21/11/2015 Shows that, Sandip Padmakar Joshi and others filed a Write Petition in Hon'ble High Court Mumbai against the order of the court of Civil Judge Senior Division Nashik which numbered as 19954/2015 and accordingly said Sp.C.S. No. 266/2012 has been restored in the court of Civil Judge Senior Division Nashik. The said M.E. has cancelled.

20. Further it is found from the copies of Sp.C.S.No.266/2012 that the said suit is filed an alleging that the compromised held in Sp.C.S.No.197/2001 was made by playing fraud. The said suit Sp.C.S.No.266/2012 has been decided by The Court on 10.11.2016 and as per the Judgment, The



Court ordered to treat the said suit as an application and to be re-registered and re-numbered as Miscellaneous Application and put forth before the court which recorded the compromise in Sp.C.S.No.197/2001.

O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and Sale Deed which is in favour of Mr. Kailas Bharatbhai Adroja ,Mr. Bharatbhai Karasnbhai Adroja, Mrs. Vijaya Jayantibhai Patel, that above owners became the owner of said properties on the virtue of Sale Deed .And as mentioned earlier in this report, as per the judgment given in Sp.C.S.266/2012, said suit will be re-registered and re-numbered as Miscellaneous Application and the ownership of said owner will remain on the consequences of the result of the said Miscellaneous Application.

Nashik

Date:10-4-2018


Adv. **SANTOSH BHASKAR SHETTY**
B. Com., LL B
3-2, SUYCJIT MODERN POINT
SHARANPUR ROAD NASIK